

**FOR SALE**



**Hykeham Road, Lincoln**  
**Offers in Excess Of £275,000**

  
**MARTIN & CO**



## Hykeham Road, Lincoln

3 Bedrooms, 1 Bathroom

Offers In Excess Of £275,000

- Spacious Living/Diner
- Three Double Bedrooms
- Large Kitchen
- Generous Sized Gardens
- Large Patio Area

**DESCRIPTION** A double bay fronted 3 bedroom semi-detached home comprising of an entrance hall, 22ft living/diner, spacious kitchen, three bedrooms, bathroom and a detached garage. Located within this popular residential area nestling on the border of North Hykeham, close to excellent local amenities, schooling and transport links. Boasting generous gardens, ample off road parking and is offered for sale with NO ONWARD



**ENTRANCE HALL** 11' 1" x 7' 10" (3.4m x 2.4m) Entering through large PVC double glazed door with PVC double glazed window to the side aspect, carpet floor, radiator, light fitting, cupboard housing the electric meter and consumer unit.

**LIVING ROOM** 23' 9" x 10' 2" (7.24m x 3.12m) Two PVC double glazed bay fronted windows to the front aspect, gas fire with wood surround, two light fittings, two radiators, and carpet flooring.

**KITCHEN** 19' 10" x 16' 3" (6.06m x 4.96m) Fitted with a range of base and eye level units, a single ceramic sink with mixer tap over, an integrated fridge freezer, washing machine and dishwasher, with further space for an oven with extractor over. PVC window to the side and rear aspect with both a PVC door and double

glazed French doors. Tiled flooring, three light fittings, two radiators and a storage cupboard

**STAIRS/LANDING** 10' 4" x 3' 11" (3.15m x 1.21m)  
PVC window to the rear aspect, a light fitting, radiator, carpet flooring, and access to the loft.

**BEDROOM** 12' 2" x 10' 1" (3.73m x 3.09m) PVC double glazed window to the front aspect, carpet flooring, a light fitting, radiator, and a storage cupboard housing the water tank

**BEDROOM** 14' 9" x 8' 2" (4.52m x 2.49m) PVC double glazed window to the front aspect, carpet flooring, a light fitting, and a radiator.

**BEDROOM** 10' 7" x 7' 3" (3.25m x 2.21m) PVC double glazed window to the rear aspect, carpet flooring, a light fitting, and a radiator.

**BATHROOM** 7' 10" x 5' 4" (2.41m x 1.65m) Comprises three piece suite with low level WC, vanity sink,

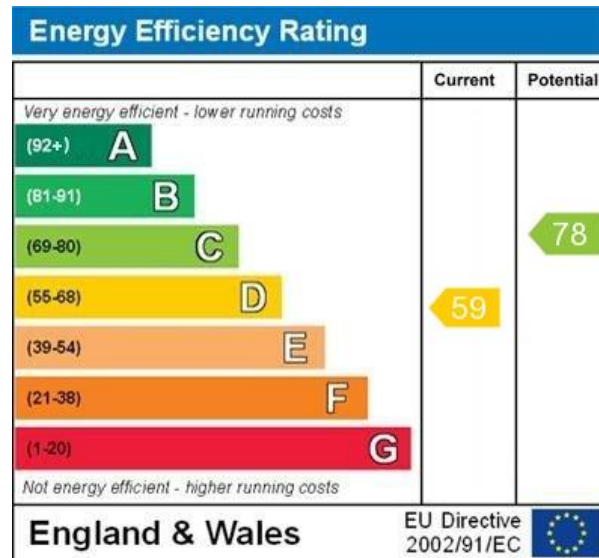
shower cubicle with glass screen and electric shower. PVC double glazed window to the rear aspect, part tiled walls, a heated towel rail, light fitting and tile flooring.

**GARAGE** 28' 10" x 9' 11" (8.8m x 3.04m) The detached single garage has an up and over front access door, two windows and a side wooden door, with electric and light

**OUTSIDE SPACE** Set on a large plot the property boasts generous gardens, the non-overlooked rear garden is west facing enjoying the evening sunshine, and is mainly laid to lawn with a large patio area. To the front of the property you have a lawned area, hedged borders, with a block paved drive providing ample off road parking. The 2017 combination Baxi boiler is housed in the outer shed, attached to the house.



**FIXTURE & FITTINGS Please Note :** Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.